

Ref.-ID: MIBGR5323066

Calahonda

Apartment

Community: 1,704 EUR / year IBI: 386 EUR / year

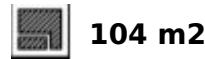
Rubbish: 78 EUR / year



2



2



104 m2

REDUCED APRIL 2026 This inviting first-floor apartment in the sought-after El Porton community in Calahonda offers generous space, modern comfort and a wonderfully relaxed Mediterranean lifestyle. The home features two bedrooms and two bathrooms, including a main bedroom with an en-suite bathroom, built-in wardrobes and direct access to the large covered terrace. The terrace is also accessible from the lounge and enjoys a desirable southwest orientation with views across the gardens and sweeping sea views stretching all the way to Gibraltar and North Africa — an ideal spot for outdoor dining or unwinding in the sun. Inside, the layout is bright and practical, with a fully fitted kitchen that was renovated just two and a half years ago. It includes a separate utility room housing the boiler, washing machine and a tumble dryer for added convenience. The spacious lounge easily accommodates a large sofa, dining table and storage units, while air conditioning ensures comfort throughout the year. El Porton is a secure, gated community with communal off-street parking, two swimming pools (one open all year) and the added convenience of a lift. Its elevated position offers tranquillity while still being just a five-minute drive from local shops and seven minutes from the coast. Whether you're looking for a permanent residence, a lock-up-and-leave second home or a property with rental potential, this apartment is an excellent option. The community currently allows new tourist licence applications, adding further appeal for investment-minded buyers. Contact us to arrange a viewing. * Build Size 104 m² * Communal Pool * Mains Water * Mains Electric * Telephone Possible * Internet Possible * Furniture Negotiable * Air Conditioning * Disabled Friendly * Private Terrace * Communal parking * 7 minutes drive to the beach * 5 minutes drive to the shops * Communal fees: €142,00 per month * IBI property tax: €386,00 per annum * Refuse fees: €78,00 per annum * Lift

Setting

✓ Urbanisation

Climate Control

✓ Air Conditioning

Orientation

✓ South West

Views

- ✓ Sea
- ✓ Garden
- ✓ Pool

Condition

✓ Excellent

Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fiber Optic

Pool

✓ Communal

Furniture

✓ Optional

Kitchen

✓ Fully Fitted

Garden

✓ Communal

Security

- ✓ Gated Complex
- ✓ Alarm System

Parking

✓ Communal





























